

COMMUNITY CONSERVATION PLAN

Community Conservation

Community conservation deals with establishing policies and programs that will be used to protect, stabilize and enhance existing communities. When talking about community conservation most individuals concentrate on the physical environment of the community. However, in the case of Woodlawn/Liberty, there are major concerns about the social welfare of the community.

A comparison of 1970 and 1980 census data shows that there has been a drastic change in the racial composition of this community. The residents are concerned about whether this change has occurred as a natural progression of residential change or whether policies and actions (government and private sector) are promoting this change.

Community groups in the ^{W/L Community Plan} Liberty area have taken strong positions supporting the maintenance of the area as a successful interracial neighborhood. This position was taken in support of diverse interracial neighborhoods. It was not taken in opposition to predominately white or predominately minority neighborhoods. *

A diverse interracial neighborhood in the Baltimore area may be defined simply as a community in which both blacks, whites and other races move into the neighborhood in relatively similar proportions.

In the past, there have been active segregative policies and practices by both the government and private sector.

Redlining by the government in FHA and VA mortgages through the early 60s, blockbusting, and racially restrictive covenants in deeds were some of the most obvious discriminatory practices. There is the possibility that remnants of these policies exist today. Juliet Saltman, in her book, "A Fragile Movement - The Struggle for Neighborhood Stabilization", documents the problems of integrated communities. These included undesirable zoning changes, concentration of public housing developments and clustering of group homes in integrated neighborhoods.

Consequently, a major effort must be made to insure that the government and private sector policies are not segregative in nature. Essentially the integrated neighborhoods of Woodlawn/Liberty and other diverse interracial neighborhoods must be treated fairly. There cannot be a disproportionate number of undesirable programs concentrated in the communities. All programs that are perceived negatively by the community should be analyzed for their impact.

There are policies and resources that the county can control in order to achieve community conservation and stabilization. In providing for a stable community, all types of people will be attracted to live in the community.

Actions

1. **Community Plans.** The county should provide funds to Liberty Road Community Council (LRCC) to support the efforts of the Woodlawn/Liberty Community Plan.
2. **County Policies.** All county programs and policies will be evaluated to insure that they are sensitive to the special needs of the diverse interracial communities and shall at no time contribute to the demise of these communities. Special efforts shall be made to preserve the stability, health and general welfare of diverse interracial communities when government funding is used in whole or part.
3. **Race Relations.** As part of LRCC, there should be a Race Relations Board where issues of race and ethnicity can be discussed. The county should provide funds and training for this board. In addition to representatives from LRCC, there should be representatives from CHAI, LCDC, NAACP and any other similar type of organizations.
4. **Community Promotion.** LRCC should work with the Department of Community Development to promote their neighborhood as a place to live and raise a family.
5. **Cultural Programs.** As part of showcasing the ethnic variety of the community, the community should establish a cultural festive day. The community could also work with the school system to provide cultural programs as part of the school programs.

6. **Realtors.** LRCC should provide realtors who list houses in the area with a packet of information showcasing the positive aspects of the community.
7. **Neighborhood Residents.** Each resident in the community should take it upon themselves to get to know their neighbors.
8. **Livability Code.** The livability code governing the outside appearance for rental units should be applied to all residential units in the plan area.
9. **Vacant Properties.** There are several vacant properties within the study area, both residential and commercial. Their non-use is a problem for the community, and permitting them to continue leads to an increase in disinvestment in the area. The county must establish regulations that ensure vacant properties in community conservation areas are well-maintained and returned to active use as soon as possible. Such a program would include incentives for reuse to benefit the community and punitive measures for prolonged non-use of buildings. This initiative would require amendments to the county code. The county should develop programs to encourage and require reuse of vacant buildings.

ADD AMENDMENT #2

10. **Regulations.** Develop regulations for the Woodlawn/Liberty plan area, requiring that any new development of more than three dwelling units and any non-residential development be subject to a Special Development Review, taking into account:
 - a. negotiation of phasing within developments to correspond to a planned schedule of community service facilities and improvements in the area;
 - b. an analysis of the relationship of the proposed development to the surrounding community;
 - c. an analysis of marketing techniques to be used by the proposed developer;
 - d. an evaluation of additional demands projected to be placed upon utility and transportation facilities and community services in the area as against the present adequacy of these facilities and services;
 - e. an analysis of the impact of proposed development upon schools, libraries, post offices, police protection and recreational facilities in the area.

Developers of projects within the plan area should provide the above information to the planning office.

Image

During the planning process, the community identified "Image" as one of the central issues that needed to be addressed. There was a consensus that the Woodlawn/Liberty area has an undeservedly poor image, both within the community and to outsiders. The planning group agreed that this image contributed to problems within the community, and could eventually contribute to instability.

The Woodlawn/Liberty area has many positive attributes:

- ° Excellent road and transportation access.
- ° Excellent employment opportunities within or close to the community.
- ° Excellent commercial services.
- ° Affordable, quality housing.
- ° Diverse architecture and environmental qualities.
- ° Active and strong community groups.

Various concerns and perceptions have prevented these positive attributes from being appreciated. For example, the visual quality of the community's major thoroughfares is not as high as that in other parts of the community. Poor maintenance of these highly visible properties along the thoroughfares contributes to the poor image of the community. Another factor contributing to a poor image is the frequent identification of Woodlawn as the location of crimes, due to the location of the police station and the reporting methods of the police department.

There must be coordinated efforts to improve the Woodlawn/Liberty area's image. An improved image could result in attracting new residents and prosperous businesses, and instill current residents with pride to continue to maintain and support their community.

Actions:

1. Community Promotion Program. A community promotion program would highlight the positive aspects of the community and relay this information to potential homebuyers or new busi-

nesses. The program should be developed with the assistance of local realtors, the county government and possibly professional public relations assistance.

2. Community Activities. Selected community needs should be addressed through organized community efforts, especially those which will lead to immediate, visible success. These activities would increase community empowerment and self-image, as well as contributing to a positive community image. Possible activities could include clean-ups, beautification plantings or the acquisition and installation of play ground equipment.
3. Building Maintenance. Several properties on major roads through the community appear to be in disrepair. The community should ensure that property owners know of the community's concerns for the image of the area and encourage property maintenance. Funds for property improvement, where applicable, should be made available. Additionally, it must be ensured that no Baltimore County Code violations are allowed to contribute to this situation.

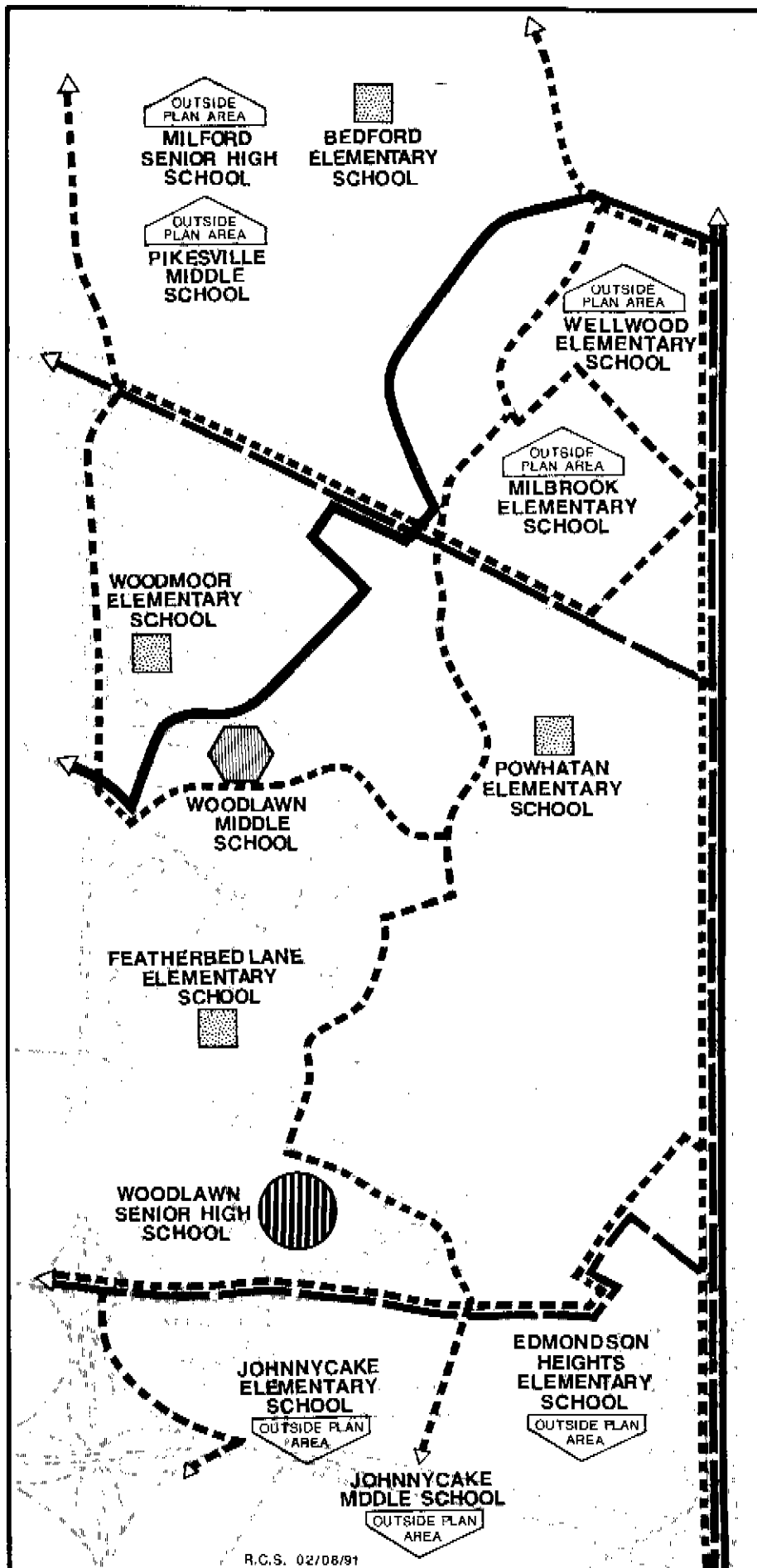
Education

In choosing priorities for the conservation of the Woodlawn/Liberty communities, a major issue to consider is the quality and consistency of public education. There exists a perception that the quality of schooling has decreased, and that the efficacy of instruction, curriculum, and general school discipline has lessened in recent years.

The education sub-committee of the Woodlawn/Liberty Community Advisory Group, in studying the issues surrounding education, state:

"...We feel that quality schools are absolutely vital to the health and well-being of any community. Of all the things that could be done to improve the quality of life in Woodlawn, [maintaining and enhancing] the quality of the public schools is perhaps the most important."

The subcommittee felt that the issues surrounding education were not only the responsibility of the Board of Education, but of county government and of the community. All three sources must dedicate



WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 5
**SCHOOL
DISTRICTS**

Legend:

ELEMENTARY SCHOOL



ELEMENTARY SCHOOL DISTRICT
BOUNDARY

MIDDLE SCHOOL



MIDDLE SCHOOL DISTRICT
BOUNDARY

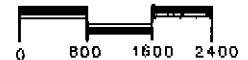
SENIOR HIGH SCHOOL



SENIOR HIGH SCHOOL DISTRICT
BOUNDARY



SCALE IN FEET



themselves to the continuance of quality educational services in the Woodlawn/Liberty area.

The following is a statement of the issues concerning education both from the sub-committee's and the Board of Education's perspective.

Statement of Goals

1. To increase the visibility and exposure of good schools in the area, highlighting high scholastic achievements, successful racial integration, and innovative programs.
2. To develop specialized programs within targeted schools in the community to address low achievement or poorly motivated students.
3. To dispel myths and negative perceptions concerning schools with a very high population of minority students, using schools in the general area as models.
4. To examine and address the high mobility rate of both teachers and students.
5. To attract and retain highly qualified teachers and administrators.
6. To establish curricula, programs, and services that address the unique needs and interests of minority students.
7. To establish programs that enhance the achievement potential of minority students.
8. To encourage community support for the area schools, and involve parents in relevant ways in the student's education.

The major concern expressed by the community and supported by the Board of Education was that there is a lack of confidence by the community about the quality of education; however, the Board of Education feels strongly that this is a perception and not based in any current real data. Whatever the source, it seems that the frequent teacher turnover, high percentage of minority student representation, and lack of parental involvement all add to this "image" of the study area schools. It is important to add that there are schools in the area that are successful and academically challenging, but have not been recognized as such. However, there is a perception that all schools "suffer" from a poor image.

An additional factor is that the middle-class parents of the area send their offspring to private schools, believing these perceptions of poor quality schooling in the area. This movement away from the local schools should be stemmed. An additional result of the flight away from area schools by the middle-class is the under capacity of some schools. This negatively affects the schools by causing cuts in school personnel and some services.

The result of this tendency of middle-class children away from the area schools is that the student body of these schools is becoming more homogeneous in its background (lower middle-class and economically disadvantaged students, often from single-parent households, may be poorly motivated). These changing needs of students dictate that the educational system must address these emerging needs, and yet maintain a consistently high level of academic achievement.

In certain schools, the racial composition has become such that there exists a very high percentage of minority students. This has been a non-issue in some area schools (e.g., Woodlawn High) that have maintained a high level of academic achievement, and a good reputation in the community at large. Other schools, however, have fallen victim to perceptions of a lowering of academic standards, or loss of prestige in the community. White and African/American parents are concerned that students in these schools are perceived by teachers, professionals, and possibly family members as only capable of achieving at a lower standard than their more racially-balanced counterparts. Additionally, the special needs of minority students are inconsistently addressed. Such needs as lessened sensitivity towards the feelings of minority students, lack of role models, lack of accurate and relevant history of African-American culture and beliefs, are examples.

These and many other negative perceptions can be heavily affected by the school administrator's acknowledgement of the issues surrounding his/her school. Both the community and the Board of Education felt that the school administrator was the pivot point to much of the success that a school and its students experience. It is a pride in achievement that the administrator instills in teachers and students that can start to ameliorate negative perceptions of or by the school. Additionally, the positive image projected by an administrator can heavily affect the feelings and perceptions that the teachers and instructors may hold concerning students. The administrator holds the power of change, be it positive or negative.

Various parties feel that a feasible alternative to the present system of schools in the area would be that of magnet schools. Not

only would they enhance the area schools, curriculum programs of this type would also allow students more specialization in areas of interest, and place these school sites on the cutting edge of the educational process in the county.

Actions

1. Magnet Schools. Baltimore County Board of Education should set up a cluster of magnet schools in the areas, centering on the following:
 - Math and Science
 - Foreign Language
 - Fine Arts
 - Open classroom
 - Multi-cultural emphasis
 - Environmental emphasis
2. Volunteer Programs. Develop volunteer programs for certain schools, designed to address the following:
 - Create recruitment system for positive role models (M/F) to provide special training and/or regular involvement.
 - Create special programs with and for volunteers, such as grandparent programs in K-4 grades with retired citizens, or Big Brother/Sister programs in grades 5-8 with senior high students (academic/athletic/social orientation).
 - Encourage joint partnerships between a school and local businesses. The school could benefit by funding, and being exposed to local community leaders.
 - Use volunteers in extra-curricular activities.
 - Establish a committee to study other school system's successes on community participation and involvement.
3. *ADD AMENDMENT #3* Family involvement. Improve family and parental involvement in the school, its programs, and activities.
 - Establish systems of frequent dialogue and progress *and on* updating between teachers, ~~and~~ parents/families, both on individual and group achievements and difficulties. *Amend #14*
 - Establish a coalition of parents/families, community members and business leaders to advocate for local schools.

** ADD AMEND #16*

- Encourage neighborhood and community involvement with local schools in such areas as school events, community events, recreation events, fund raising, etc.
- Provide family intervention or parenting skills workshops in the school, through Family Resources Programs.
- 4. African-American Programs. Develop programs and services that are responsive to the unique needs of African/American students.
 - Support and fund the Minority Achievement and Participation Plan.
 - Provide T.E.S.A. (Teacher Expectations/Student Achievement) training for all teachers in the study area within the next three years.
 - Establish as part of all schools' curriculum a section on African-American history.
- 5. Teacher Retention. Develop programs to enhance the retention of teachers in the schools in the area.
 - Provide incentive programs to attract and retain good teachers.
 - Establish criteria for incentive programs for academic achievement. Rewards should be given to all teachers and students for achievement.
 - Require exit interviews for teachers who transfer or leave the area schools.
- 6. Achievement. Increase achievement levels for the area schools.
 - Establish "search" programs to identify and foster gifted and talented minority students.
 - Establish specialized and/or individualized instructional programs for students experiencing difficulty.
 - Insure the maintenance of all needed support services (full or part-time provision) even in under enrolled schools.
- 7. Adequate Public Facilities. Support the inclusion of school capacity in the adequate facilities legislation.

8. *Dependability - Budget - ...*

... ed. Competency Plan

Community Services

The residents of the Woodlawn/Liberty Community Plan area enjoy the benefits of a wide range of public facilities and county services. Unfortunately, many of the residents are either unaware of these services or do not have ready access to them.

The community is served by six (6) elementary schools (Bedford, Milbrook, Featherbed Lane, Powhatan, Wellwood and Woodmoor); one middle school (Woodlawn); and two high schools (Milford Mill and Woodlawn). Area residents are also served by several private schools.

Numerous religious institutions provide both spiritual and civic leadership in the community. Several of them make their facilities available to the community on a regular basis.

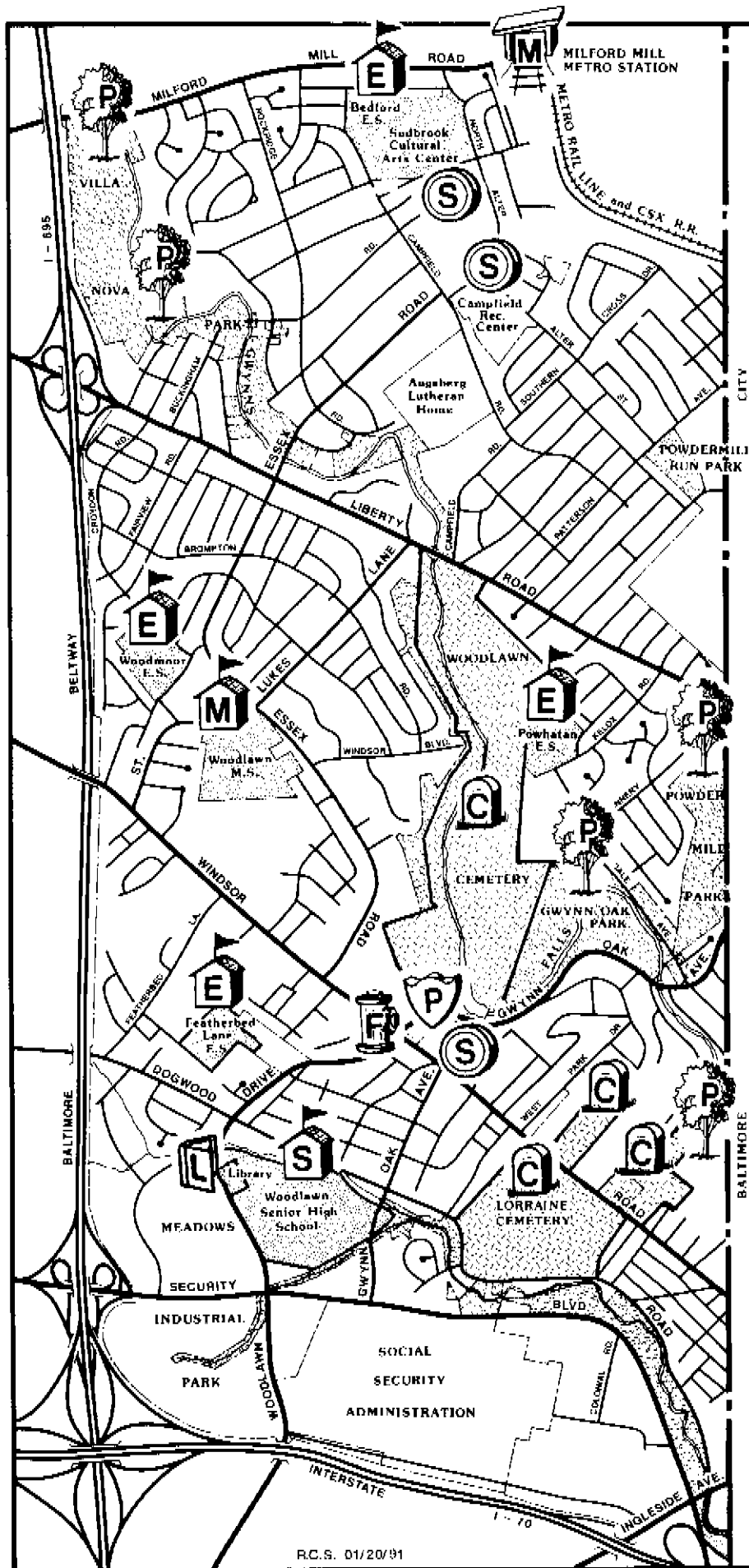
During the preparation of this plan, residents expressed great concern about the level and quality of county services they are receiving. The perception was that the community was not getting its fair share of county services and that the quality of the services that they received was below that of other areas in the county. Several county departments made presentations to the advisory group on their department's responsibilities and how to access their services.

At the time of the 1980 census, the Woodlawn/Liberty plan area had an elderly population (65 and over) below the county average (15%). However, there are several areas that have an elderly population above the county average, Woodlawn (19%), Milford (16%), and Villa Nova (21%). Presently the residents in the plan area are served by the two full-time senior centers located in Randallstown in the Liberty Family Resource Center and Catonsville Senior Center.

The 1980 census also reveals that there are areas in Woodlawn/Liberty that have need for the following services: child care, juvenile services and social services. *HEALTH SERVICES (AMEND. #4)*

Three fire companies serve the area, the Woodlawn Volunteer, Pikesville Volunteer and Woodlawn Company #3 (two volunteer and one paid). The new police station Precinct #2 is located at the intersection of Woodlawn Drive and Windsor Mill Road.









The Woodlawn Public Library located on Woodlawn Drive is well used by the residents of the area and serves as an activity center for the community.

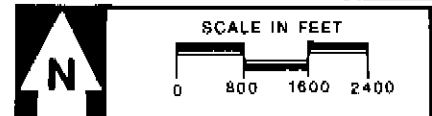


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 6
**PUBLIC
FACILITIES**

Legend:

-  SCHOOL
-  CEMETERY
-  LIBRARY
-  POLICE
-  FIRE
-  METRO STATION
-  PARK
-  SURPLUS SCHOOL



R.C.S. 01/20/91

Actions

1. Planning Team. Establish an inter-agency planning team with representation from Community Development, Social Services, Aging, Police, Substance Abuse, Planning, and Family Resource Center. This planning team would work with the community to identify the social service needs and concerns of the community.
2. Information. The programs offered at the Liberty Family Resource Center should be promoted aggressively within the study area.
3. Target Population. The planning team should identify the population with the most need and target services in those areas.
4. Community Education. LRCC should establish planning sessions and work shops for the development and delivery of services.

5. CHILDREN (AMEND. #5)

Community Improvement

6. JUVENILE SERVICES (AMEND. #7)

The Woodlawn/Liberty community is an older urban community with an aging infrastructure. Residents believe that the facilities in this community are not maintained regularly. During the planning process for this plan, the community identified several areas in need of attention:

street resurfacing	tree trimming	tree planting
street cleaning	flooding and drainage	stream clean-ups

The Office of Planning and Zoning forwarded the community's concerns to the Department of Public Works. The Department is following up on these concerns.

Actions

1. C.I.P. Subcommittee. Establish a capital improvement subcommittee as part of LRCC to identify projects to be submitted to Baltimore County.
2. C.I.P. Priorities. Develop a list of projects to be added to the Capital Improvement Program.
3. Community Projects. Identify projects that can be completed without C.I.P. funds.

Crime and Drugs

Over the past several years, the residents of the Woodlawn/Liberty Plan area have seen an increase in the crime rate and drug trafficking. This problem is not unique to the plan area, but a phenomenon that is occurring in other areas of the county as well.

The Subcommittee of Crime and Drugs prepared an extensive list of the different services and programs that the community may use to combat the problem of crime and substance abuse in their community.

Actions

1. **Substance Abuse Center.** Identify a location within the study area to serve as a substance abuse center.
2. **Community Education.** Print and distribute the listing of services developed by the Crime and Drugs Sub-committee. (see Appendix F)
3. **Community Programs.** Work with the Substance Abuse Office to develop community-based substance abuse programs.
4. **Police Involvement.** Work with the captain at Precinct 2 on ways to reduce crime in the area and how to report crime statistics to the media.

Land Use and Zoning

The Woodlawn/Liberty community encompasses a total of 4,387 acres. Of that total, 89% is zoned for residential use; 5% for commercial use, 0.5% for office use; and 6% zoned for industrial use. Table 15 indicates acreage distribution of the zoning/land use categories within the plan area.

While residential use is distributed throughout the area, the vast majority of the non-residential uses (commercial, office and industrial) are primarily located along the arterial roads (Security Boulevard, Windsor Mill, Dogwood and Liberty Roads) traversing the area.

WOODLAWN/LIBERTY COMMUNITY PLAN

~~| LAND USE | ACRES |
|----------------------------|---------|
| AGRICULTURE | 48.72 |
| BARREN LAND | 23.36 |
| OPEN LAND | 177.42 |
| INSTITUTIONAL | 509.99 |
| FOREST | 803.65 |
| MEDIUM DENSITY RESIDENTIAL | 2198.41 |
| HIGH DENSITY RESIDENTIAL | 240.59 |
| COMMERCIAL | 77.77 |
| INDUSTRIAL | 209.55 |
| TOTAL | 4387.34 |~~

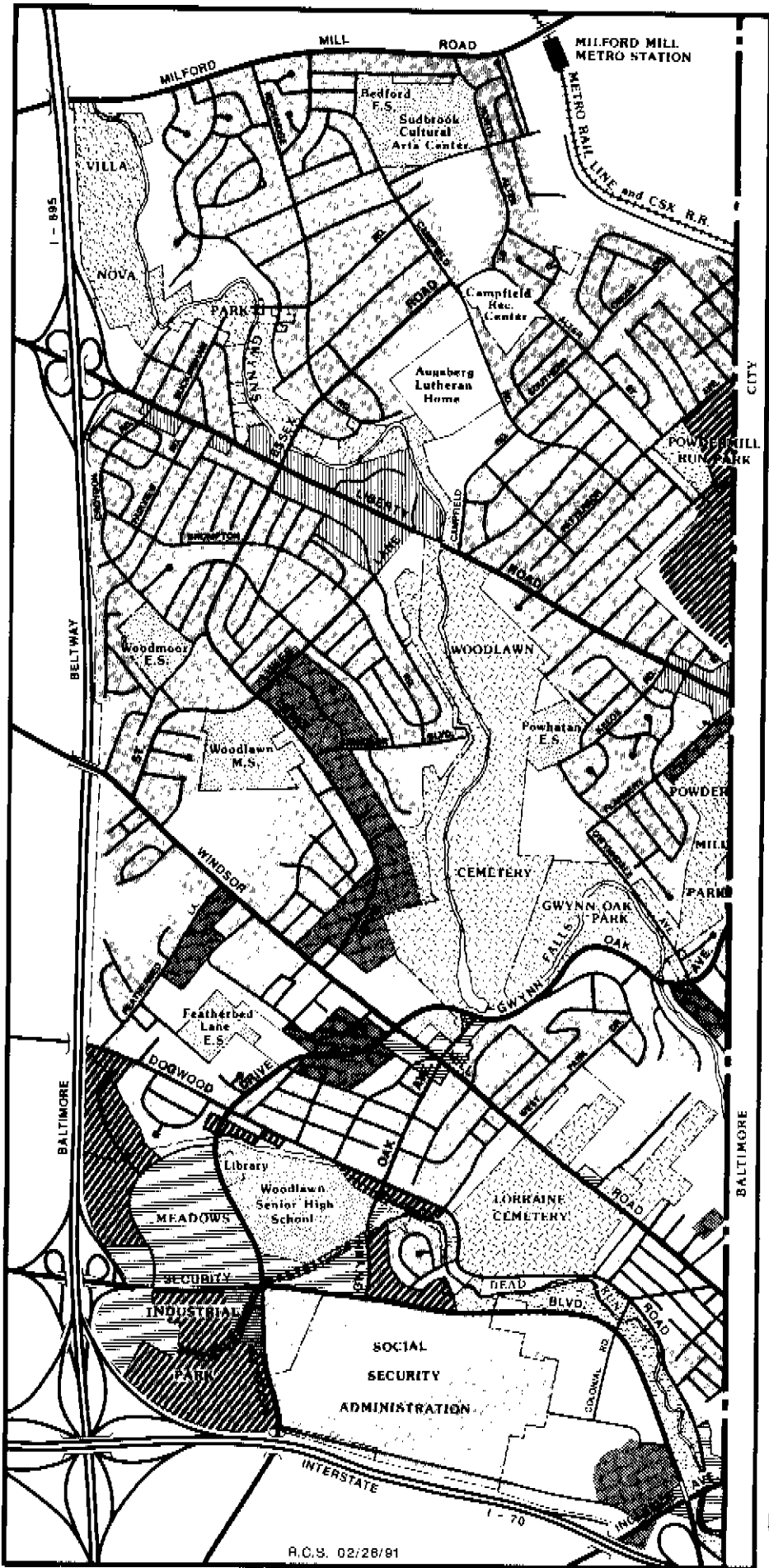
AMEND. #9

SOURCE: MARYLAND OFFICE OF PLANNING

ZONING	ACRES
1 BL	21.03
2 BL-CCC	7.83
3 BL-CNS	11.18
4 BL-CSA	0.40
5 BM	14.19
6 BM-CCC	22.22
7 BM-CNS	1.86
8 BM-CSA	4.57
9 BM-IM	43.44
10 BR	8.86
11 BR-CNS	8.20
12 BR-CSA	15.29
13 BR-IM	38.10
14 DR 10.5	17.08
15 DR 18	196.32
16 DR 3.5	730.76
17 DR 5.5	2975.70
18 ML	54.59
19 ML-IM	142.83
20 MLR	53.24
21 RO	19.68
TOTAL	4387.35

SOURCE: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING








REPLACE
(AMEND #10)

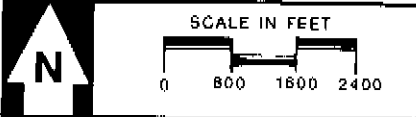


WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 7
LAND USE

Legend:

-  **LOW DENSITY URBAN RESIDENTIAL**
-  **MEDIUM DENSITY URBAN RESIDENTIAL**
-  **OFFICE**
-  **COMMERCIAL CORRIDOR**
-  **COMMERCIAL**
-  **OFFICE/ INDUSTRIAL**
-  **PARK/ OPEN SPACE**



R.C.S. 02/28/91

Nineteen percent (19%) of the land within the study area is dedicated to open space in the form of area parks, stream valley parks, schools, ball fields and cemeteries. As shown on the open space map, all segments of the community have access to a variety of open space in the area.

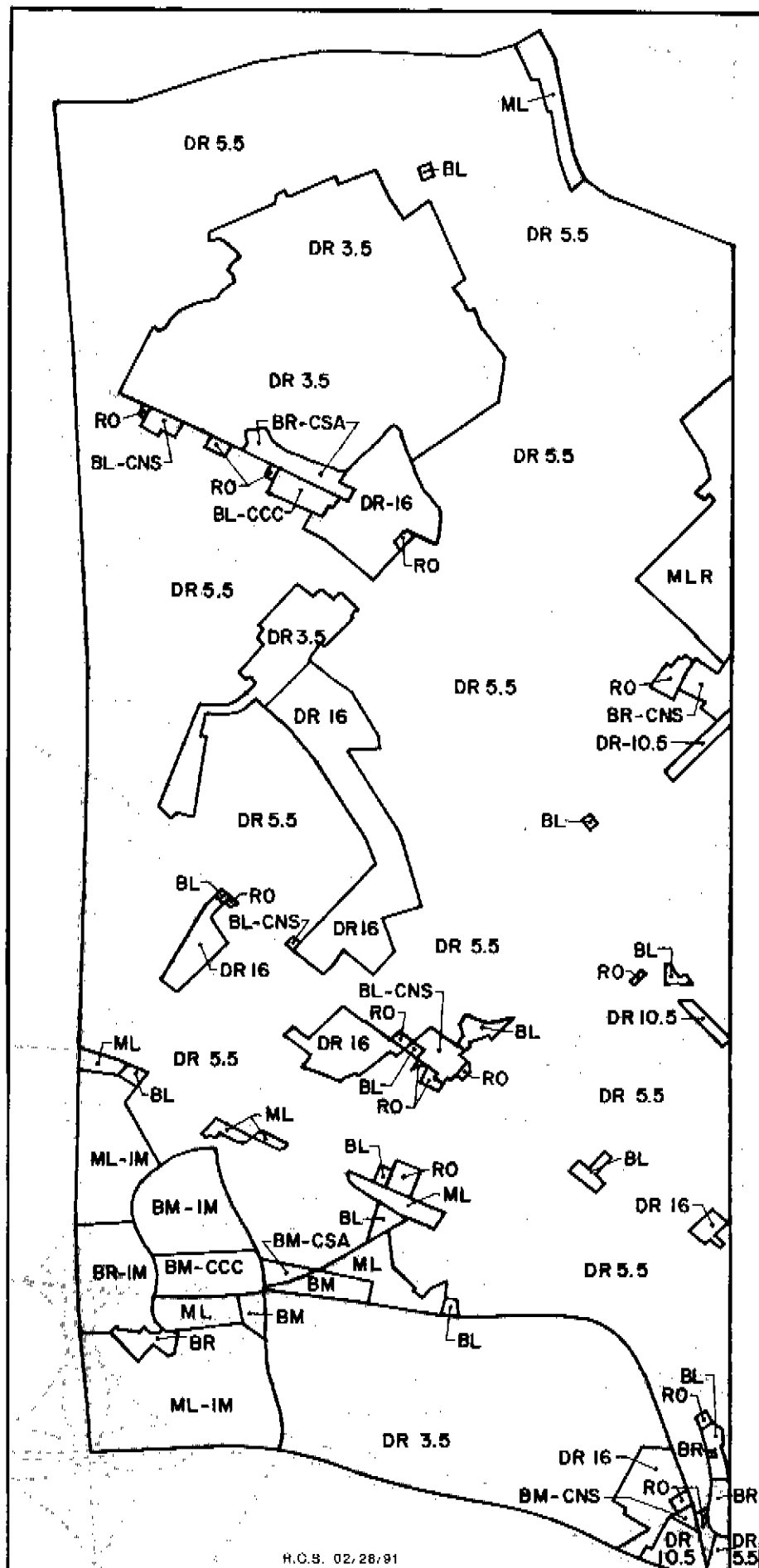
Residential Areas

The residential neighborhoods within the study area are designated low and medium urban density residential on the 1989 Master Plan land use map. Existing neighborhoods are strong and stable, and community members are concerned about ensuring that existing residential areas are not affected adversely by new or infill development projects.

Most of the large vacant parcels of land located within study area already have an approved sub-division plan (CRG). The stability of the community in the future will be impacted by the development of the infill sites in the community.

Actions

1. **Zoning.** The current zoning and land use designations are appropriate and should remain. Any request for higher density designations should be discouraged. All requests for commercial zoning in residential areas should be denied. *REUSE AS PER AMEND. #11*
2. **New Construction/Infill Development.** New housing development projects should be designed and sited with sensitivity to the existing neighborhood, both in terms of architecture, landscaping, preservation of significant trees and street patterns. All new development should be compatible with the existing neighborhood character.
3. **Zoning Variances.** Zoning variances that would change the character of existing neighborhoods as it relates to lot size, building height, setback, and parking should be denied if they will have a negative impact on the community.
4. **Single-family Conversions.** The conversion of large, single-family housing units into multi-family units can have a detrimental effect on existing neighborhoods. All property conversion to multi-family dwellings will be required to have a public hearing before the Zoning Commissioner.



WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 8
ZONING

Legend:

RESIDENTIAL ZONES

DENSITY RESIDENTIAL

D.R. - 3.5

D.R. - 5.5

D.R. - 10.5

D.R. - 16

Number indicates maximum
units permitted per acre.

OFFICE ZONE

R.O. RESIDENTIAL OFFICE

BUSINESS ZONES

B.L. BUSINESS LOCAL

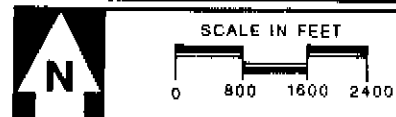
B.R. BUSINESS ROADSIDE

B.M. BUSINESS MAJOR

MANUFACTURING ZONES

M.L. MANUFACTURING
LIGHT

M.L.R. MANUFACTURING
LIGHT RESTRICTED



H.O.S. 02/28/91

5. **Neighborhood Standards.** Community standards for compatibility should be established. All new development projects within the Woodlawn/Liberty Plan area should be evaluated against existing community standards.
6. **Community Inspectors.** The county should develop a Community Inspection Program where community residents will be trained to inspect the outside condition of a house and identify code violations.

Woodlawn Elementary School

Woodlawn Elementary School is one of many elementary schools that were closed by the Board of Education during the 1970s because of low enrollment. Since that time, the facility has been deeded to Baltimore County as surplus property.

Presently, the facility is being used by the Department of Recreation and Parks as a community center where they offer a variety of activities. The structure was built in three (3) phases. The original structure, the front of the building, is in need of major roof repair. The rear of the building is being used by the Department of Recreation and Parks.

In February 1991, concerned community residents identified a mixed use facility which included 61 units of senior housing. The current recreation programs and possible child care as the priority use for the school.

Actions

1. **Approvals.** Pursue funding and zoning approval to support the development of senior housing on the site.
2. **Adaptive Reuse.** Initiate the redevelopment as soon as possible to eliminate the blighting influence on Woodlawn Village.
3. **Interim Improvement.** If redevelopment is delayed beyond the end of 1991, identify funding sources for interim improvements to the school.

Commercial Areas

The commercial nodes and strips along Liberty Road, Woodlawn Village and Woodmoor Shopping Center are in need of county action. Those areas have been designated as Commercial Revitalization Areas in the 1989-2000 Baltimore County Master Plan. Presently, there are Streetscaping activities occurring in these areas.

The actions identified in the 1989-2000 Baltimore County Master Plan for these revitalization areas are supported by this community plan.

The commercial activities along Woodlawn Drive and Security Boulevard are also in need of county actions. As redevelopment or new development occur in these areas the county should make every effort to mitigate the impact of that development on the existing community.

Actions

1. **Vacant Buildings.** Vacant buildings in the study area that are contributing to the negative image of the community must be properly maintained.
2. **Signage.** The present signage along Liberty Road contributes to the negative image of the community and adds to the visual disorder and clutter of the commercial corridor. Zoning variances or special exceptions for new signs should not be granted.
3. **Access.** The large number of individual curb cuts along the commercial roadways adds to traffic congestion. All new developments and redevelopment projects shall have shared access or provide for ultimate shared areas.
4. **Landscape buffers.** The intrusion of commercial development into the residential community has always been a major concern of community residents. Residential areas should be buffered from the impact of commercial developments. Effective screening should be used to negate noise, light or the visual intrusion of the use.
5. **Economic Impact.** All commercial development should be evaluated as to their economic impact on existing commercial areas.
6. **Neighborhood Services.** The county, in conjunction with the community, will develop a list of services that should be discouraged from locating within the Woodlawn/Liberty Community Plan area.
7. **Overlay District.** An overlay district for this community should be developed as outlined in Appendix B.

Housing

The Woodlawn-Liberty area contains a wide range of housing types, conditions and values. The diversity of the community reflects this variety. In the course of the planning process, housing conditions, values and the use of government housing programs were examined. The primary housing issue in this community is the perception of many residents that their community contains a disproportionate share of subsidized housing. This perception contributes to the issue of the community's poor image, and the perception that the government has purposefully directed such housing to the community.

Subsidized Housing

The most prevalent type of housing subsidy within the area is the Section 8 Rental Assistance existing program. This is a federally funded program administered by Baltimore County, through which individual households receive rent subsidies. The household then selects an eligible housing unit. Eligibility is based on housing quality standards and maximum rents prescribed by federal guidelines. The selection of a housing unit is made by the household. In April of 1990, there were 269 households with Section 8 certificates or vouchers residing in the Woodlawn/Liberty plan area. This number equals eight percent (8%) of the total households receiving Section 8 assistance in Baltimore County. A majority of these households reside in the community's multi-family developments. However, households receiving Section 8 assistance do not constitute the majority of the households in any one development.

The Section 8 existing program is a tenant-based subsidy program, where individual households receive a rent subsidy in whatever eligible housing unit they select. Baltimore County does contain thirteen developments which are directly subsidized through the federal government through low interest capital assistance or rental subsidies or both. None of these developments, totaling 2500 housing units countywide, are within the Woodlawn/Liberty plan area. When tenant-based and project-based subsidies were analyzed and it was found that this community contains an amount of subsidized housing roughly equivalent to its proportion of the county's total households.

Mortgage Assistance

Another form of housing assistance, the Maryland Mortgage program, has benefited many households in the study area. In the last four years, more than 260 households have purchased homes in the

community with mortgage funds through this program. The Maryland Mortgage Program is a low interest mortgage program, which assists moderate income first time homebuyers. The community's share of the total program usage has ranged from 12 to 15 percent annually. This high proportion of program usage can be attributed to the basic affordability of housing in the Woodlawn/Liberty area. In 1989, the median home sale price (in the 21207 zip code) was \$88,000, roughly equivalent to the maximum purchase price of \$85,000 currently allowed under the Maryland Mortgage Program. The use of this program as is a tool for community stabilization. The availability of these funds, carrying this maximum purchase price creates an incentive for purchase of lower priced neighborhood homes. Without this incentive, these homes are more likely to be purchased by investors and converted to rental use.

Elderly Housing

Although there is a significant senior population in the community, there are no affordable senior housing developments. One elderly housing facility requires monthly fees beyond the means of many seniors in the community. The lack of affordable alternatives in their own community often prevents seniors from moving, even when their current situation is no longer manageable.

Accessory Dwelling Units

Many homes in the Woodlawn/Liberty plan area study are large dwellings, providing space beyond that needed by the average household. This has led to the conversion of some single-family homes to multi-dwelling buildings. Although such conversion can create community problems if not established and monitored subject to specific standards, in some cases this is the only feasible alternative to maintain such large homes.

This is especially true for the elderly, who may not want to leave the home they have lived in for many years, but are unable to maintain the home. The ideal solution would be the renovation of the home to permit an additional dwelling unit, providing companionship, assistance and additional income to the property owner. The county should ensure that this alternative is available to elderly homeowners, promoted in certain conservation areas and monitored to prevent an unmanageable number of conversions in any one location.

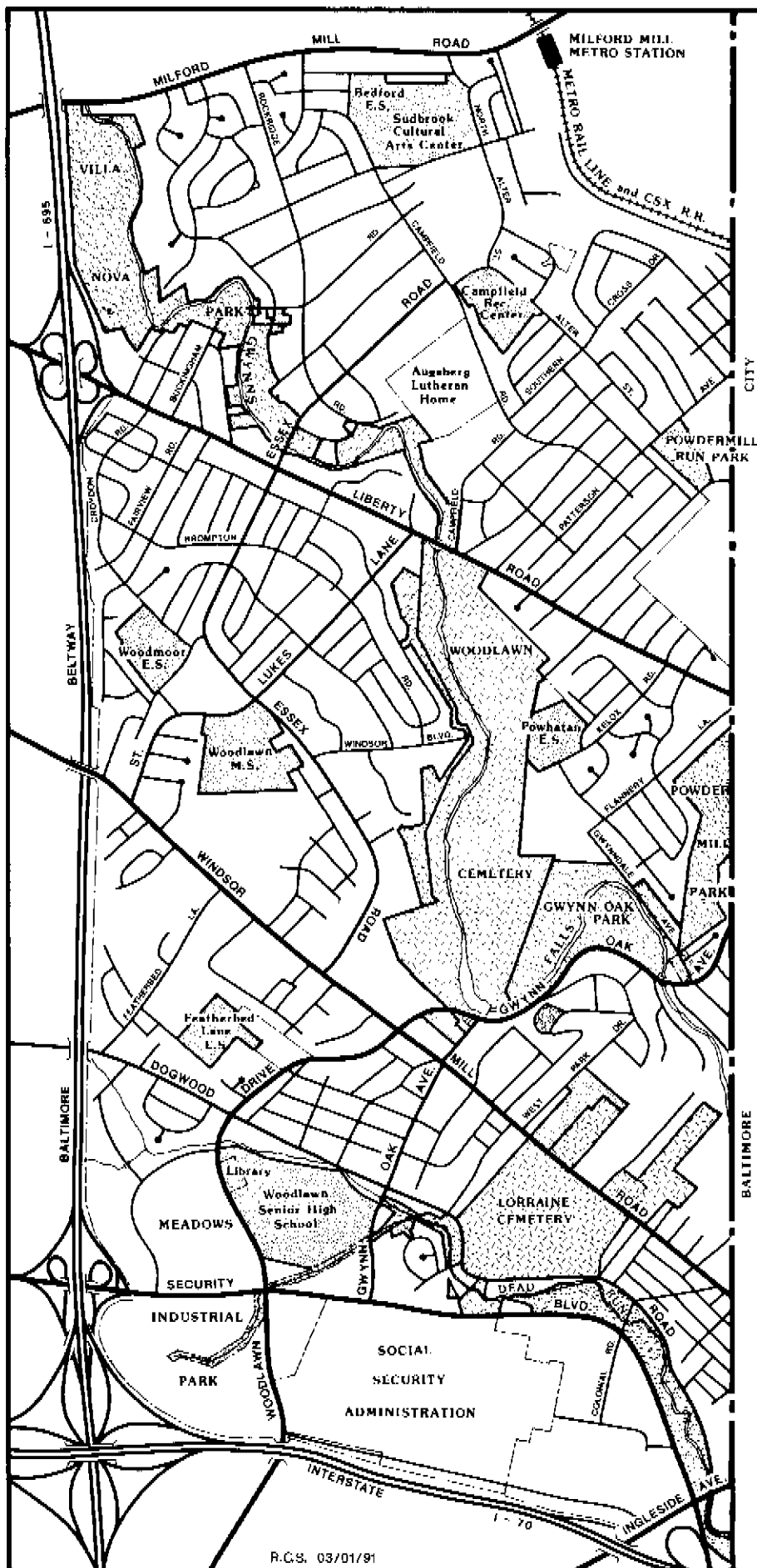
Actions:

1. **Accessory Apartments.** Establish guidelines, separately from those in existence for home conversion, to meet the need of elderly homeowners to establish accessory apartments within their homes.

Establish a promotion and monitoring system for accessory apartments, including financial and technical assistance. Units should be permitted by special use permit, which must be renewed annually, and a specific maximum number of such units should be established within individual areas to avoid saturation.

2. **Housing Affordability.** Establish a Community-Based Review Committee for Affordable Housing. This committee would consist of representatives of community organizations. The committee's function would be to advise the county on the expected impact of proposed affordable housing development on individual communities. The existence of the committee will also allow for greater community level understanding of affordable housing issues and programs.
3. **Senior Housing.** The community has noted that there is a significant senior population in the Woodlawn/Liberty area. There are no affordable housing facilities for seniors in the community, thus, a senior who wishes to move to specialized housing must leave the neighborhood. Sites and assistance should be identified in order to provide a range of housing types and services within this area.
4. **Monitor Homeownership Trends.** There are indications that some neighborhoods within the Woodlawn/Liberty area are experiencing a shift of housing units from owner-occupancy to rental. The resources were not available to confirm this or pinpoint particular areas. Census '90 data will confirm the tenure change within the community and help to identify areas where appropriate actions are needed. These actions would include the targeting of homeownership programs to specific neighborhoods, thus creating an incentive for homebuyers to purchase homes there. Such an initiative would include the use of an acquisition-rehabilitation program, which provides financing to home purchasers for the purchase and renovation of an existing, substandard home.

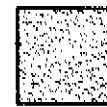
ADD
AMEND.
20



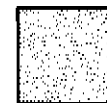
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 9
OPEN SPACE

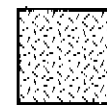
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PARKS



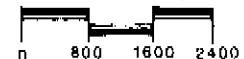
**COUNTY RECREATION
CENTERS**



PRIVATE



SCALE IN FEET



R.C.S. 03/01/91

5. **Housing Rehabilitation and Livability Programs.** Through the plan advisory group, it became apparent that the community at large is not thoroughly educated in the county's housing maintenance programs. All community leaders in the Woodlawn/Liberty area will be informed of the benefits of these two programs and asked to share their knowledge with other community residents.

Recreation and Parks

There are a variety of recreational and park facilities within the Woodlawn/Liberty Community Plan area. In addition to the recreational facilities located at the area schools, there are two community centers in the area, Woodlawn and Campfield, and several stand alone ball fields.

Gwynn Oak Park is the major community park in the area and is supplemented by several smaller neighborhood pocket parks, the stream valley park system and the several cemeteries in the community.

Actions

Recreation

1. **Program Evaluation.** The existing recreational programs should be evaluated by the Liberty Road Community Council and programmatic changes should be made where necessary.
2. **Volunteerism.** Volunteers for new programs should be recruited.
3. **Building Maintenance.** The existing recreation center at Woodlawn and Campfield should be evaluated for physical improvements.

Parks

1. **Open Space Plan.** An open space plan for the Woodlawn/Liberty area should be developed with emphasis on identifying possible connection to the Patapsco area and the existing Gwynns Falls Valley Park System and community pocket parks.
2. **Trail System.** Investigate the feasibility of providing a bike and hike path system through the stream valley park system (Dead Run and Gwynns Falls). Establish useable trails through the Gwynns Falls Valley Park System.
3. **Park Use.** Promote the use and development of Gwynn Oak Park.

Environment

The preservation of the existing forests, open space and stream valleys is of primary importance in the mostly urbanized Woodlawn/Liberty community. The open space system, created by the Gwynns Falls System Valley Park and the Dead Run Stream Valley Park is an important amenity to the area. The water quality of these stream systems, the air quality and the noise level from the Beltway and other major roads are all significant issues to the community. In addition, drainage and flooding problems are contributing to wet basements and ice formation on streets in some areas.

Actions

1. **New construction/Infill Development.** New housing development projects should be designed to be in compliance with all stormwater management, sediment control, forest buffer and air quality regulations. The community should involve themselves in the development review to ensure compliance.
2. **Watershed.** Watershed studies and stream surveys should be continued on the Gwynns Falls and Dead Run systems. The Department of Environmental Protection and Resource Management will utilize these studies to determine the future stream restoration projects to be performed in the area.

3. **Tree Preservation.** Stream buffers may be enhanced by tree planting which filters stormwater run-off and provides water and air quality benefits. Trees may be obtained by the community through the state's Greenshores Program and Tree-Mendous Maryland Program.
4. **Stream Valleys.** Community groups should continue efforts to perform stream clean-ups with aid from Maryland Save-Our-Streams and local Girl/Boy Scout troops.
5. **Noise Intrusion.** Acoustical buffering consisting of berming and fencing in conjunction with landscaping may be required by Baltimore County on any proposed development to reduce highway noise. The use of these buffers to screen noise pollution in existing residential areas adjacent to major roads should be enforced to require all development to reduce noise levels to the state mandated 65 decibels.
6. **Drainage.** The County Department of Public Works should prepare an engineering analysis of the Woodlawn/Liberty area's surface drainage systems. In the event that a determination is made that improvements are necessary, these should be programmed into the Baltimore County Capital Improvement Program.

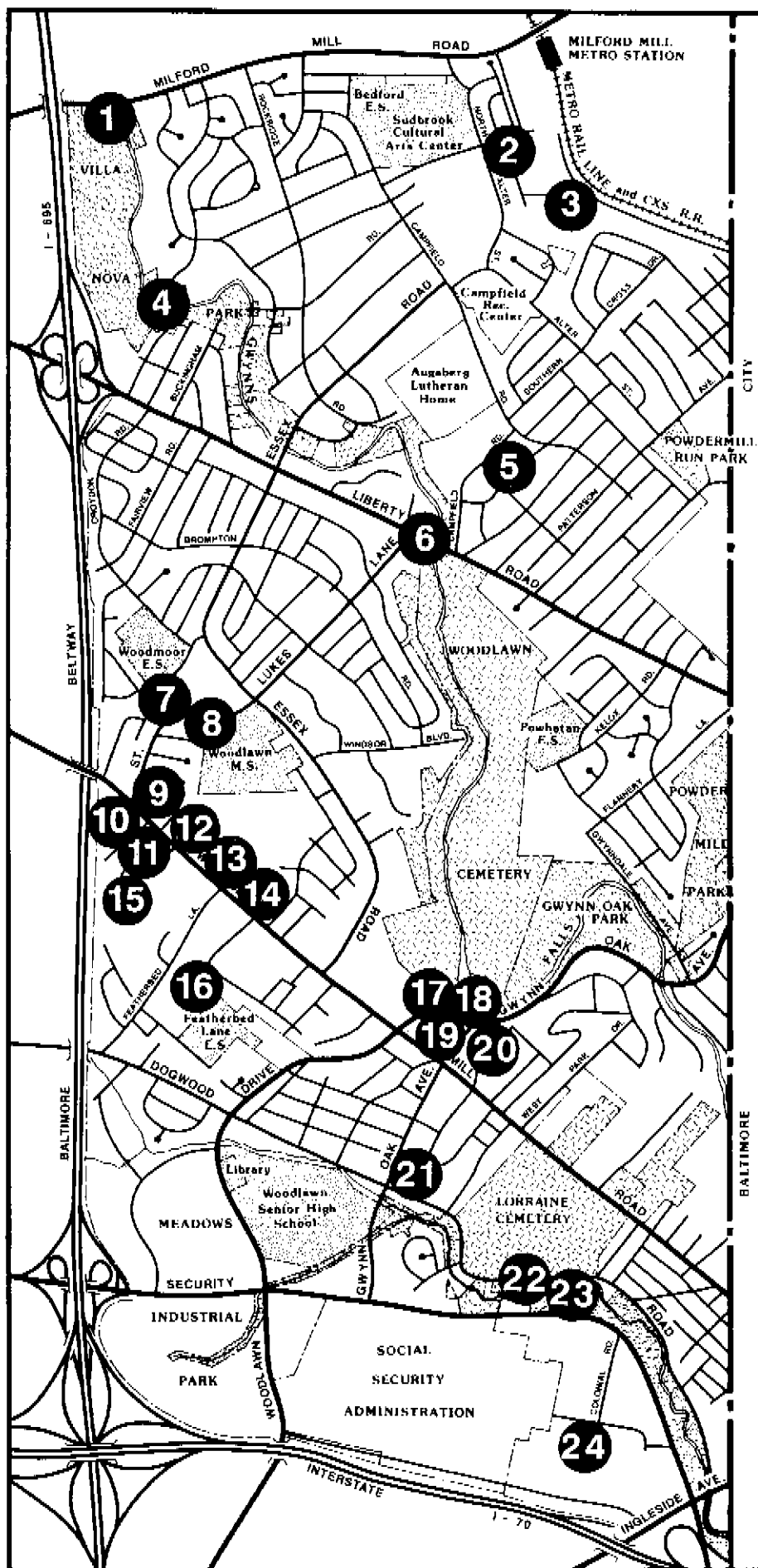
Historic Preservation

The Woodlawn/Liberty community has a long and rich history dating back to the early 1800s. There are scattered sites throughout the community worthy of preservation.

Over the past two (2) decades, a number of historically significant sites have been destroyed by both neglect and demolition. The Office of Planning and Zoning along with the community have identified several sites to be added to the historic preservation list (see Appendix D).

Actions

1. **Information.** Publicize the rich history of the Woodlawn/Liberty community.
2. **Historic Structures.** Urge the listing of significant buildings within the plan area on the Baltimore County landmarks list.



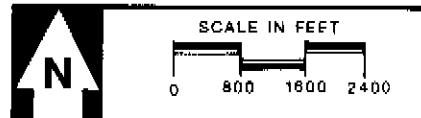
WOODLAWN/ LIBERTY COMMUNITY PLAN

Map 10 HISTORIC SITES

Legend:

1. MILFORD MILL RUIN
2. CAMPFIELD A.M.E. CHURCH (2197)
3. JOHN R. WILHELM HOUSE (2072)
4. MILFORD MEADOWS (389)
5. BERMAN HOUSE (2471)
6. JAMISON POWDER MILL HOUSE (2243)
7. ST. LUKES M.E. CHURCH (Former) (2420)
8. RISING SUN PARSONAGE (2485)
9. TIMANUS-DUNN HOUSE (2474)
10. ZIMMERMAN HOUSE (WEST) (2468)
11. ZIMMERMAN HOUSE (EAST) (2467)
12. FENKER HOUSE (2473)
13. BEVERLY MANOR (2483)
14. BEVERLY MANOR COACH HOUSE (2464)
15. SMITH CEMENTERY (2475)
16. BURK HOUSE (2469)
17. WOODLAWN ABBEY (2472)
18. POWHATAN FACTORY OUTBUILDING (2103)
19. WOODLAWN SCHOOL HOUSE (2105)
20. POWHATAN FACTORY CHAPEL (2104)
21. GREYSTONE (2486)
22. LORRAINE CEMETERY GATE HOUSE (2225)
23. ST. MARY'S EPISCOPAL CHURCH (30)
24. MOUNT ALTO (2419)

NOTE: Maryland Historical Trust
Inventory Numbers are
shown in parenthesis.



Transportation

The major road facilities within the study area are Liberty Road (MD 26), Milford Mill Road (the northern boundary), Essex Road, Patterson Avenue, St. Lukes Lane, Windsor Mill Road, Gwynn Oak Avenue (MD 126), Dogwood Road, I-695 (the western boundary), Woodlawn Drive, Security Boulevard (MD 122), and I-70 (the southern boundary).

There are twenty-three signalized intersections within the study area. The actual intersections are listed below, and categorized by their level-of-service (L-O-S). The L-O-S rating indicates how well an intersection moves traffic during peak periods of travel. The best rating is an "A" and the worst rating is an "F". All of the signalized intersections within the study area are functioning at an acceptable level.

L-O-S, A Intersections

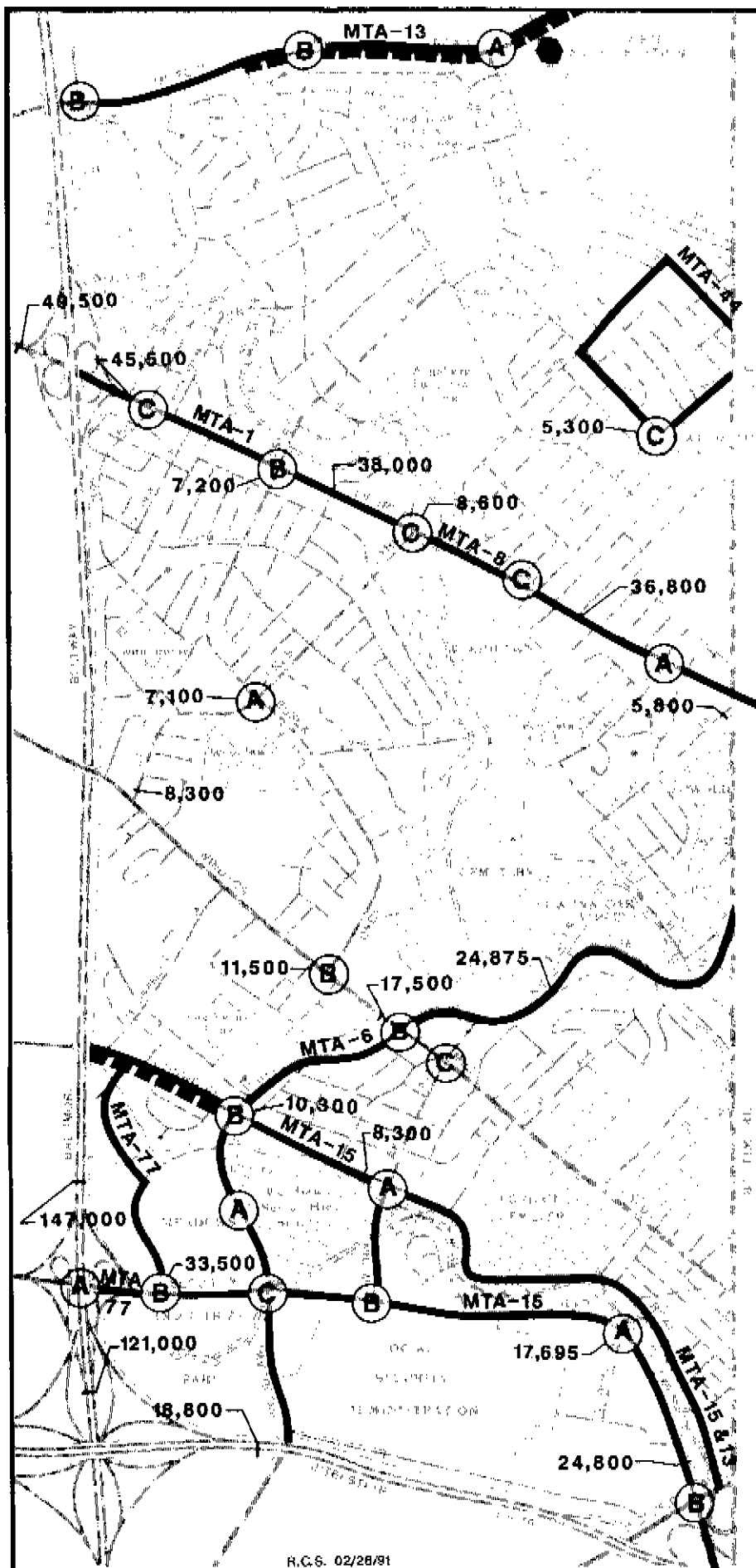
Milford Mill and the Metro Parking Lot
 Liberty and Kelox Roads
 Essex Road and St. Lukes Lane
 Security Boulevard @ Beltway Ramp
 Security Boulevard and Colonial Road
 Gwynn Oak Avenue and Dogwood Road
 Woodlawn Drive @ Pace Plaza
 Security Boulevard and East Perimeter Drive

L-O-S, B Intersections

Milford Mill and Scotts Level Roads
 Milford Mill Road and Sudbrook Lane
 Windsor Mill and Essex Roads
 Woodlawn Drive and Windsor Mill Road
 Security Boulevard and Whitehead Road
 Security Boulevard and Gwynn Oak Avenue
 Security Boulevard and Ingleside Avenue
 Woodlawn Drive and Dogwood Road
 Liberty and Essex Roads

L-O-S, C Intersections

Patterson Avenue and Alter Road
 Liberty and Croydon-Buckingham Road
 Liberty Road and St. Lukes Lane
 Liberty Road and Patterson Avenue
 Windsor Mill Road and Gwynn Oak Avenue
 Security Boulevard and Woodlawn Drive

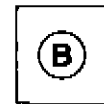


WOODLAWN/ LIBERTY COMMUNITY PLAN

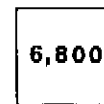
Map 11

TRANSPORTATION

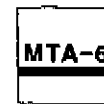
Legend:



LEVEL OF
SERVICE



AVERAGE
DAILY TRIPS



MTA BUS
ROUTES



METRO
STATION



ROAD
IMPROVEMENT



SCALE IN FEET



R.C.S. 02/28/91

The Mass Transit Administration (MTA) provides heavy rail transit service (Metro) to the area via the Milford Mill transit station and an extensive system of feeder bus service. The feeder bus network serves not only the Milford Mill station, but also the Owings Mills, Reisterstown Road, Rogers Avenue, and Mondawmin stations.

Access is provided to the various Metro stations by the M-1, M-2, M-3, M-6, M-8, M-12, and M-13 bus routes. The MTA also provides traditional radial bus service in the corridor via its numbers 13, 15, 20 and 44 bus routes. These bus routes provide service to the Fells Point, Gardenville, University Hospital, and Springlake areas respectively.

A review of the State Highway Administration's Accident Data File during an 18 month period from January, 1988 to June, 1989 indicates that there were more than 800 accidents reported within the study area. The roads within the study area were broken into quarter-mile segments and the number of accidents occurring within each segment was totalled. Additionally, the number of fatalities were totalled. The major accident locations and the number of accidents are listed below:

Milford Mill Road	45
Rockridge Road	10
Essex Road	46
Campfield Road	6
Liberty Road	226
Patterson Avenue	56
St. Lukes Lane	33
Windsor Mill Road	78
Dogwood Road	48
Security Boulevard	82
Woodlawn Drive	92
Gwynn Oak Avenue	53
Flannery Lane	10
Featherbed Lane	11
Gwynndale Avenue	5

There were three (3) fatalities among the more than 800 reported accidents. Two of the fatal accidents were on Liberty Road, one in the vicinity of Essex Road and the other in the vicinity of Fairview

Road. The third fatality occurred on Windsor Mill Road west of Featherbed Lane. In reviewing the data, the following locations seem to be particularly troublesome:

- ° Milford Mill Road between Silver Creek Road and the Scotts Level Branch Bridge; 25% of the accidents on Milford Mill Road occur over this .25 mile segment of roadway;
- ° Patterson Avenue at Liberty Road; 41% of the accidents on Patterson Avenue occur near this intersection;
- ° Gwynn Oak Avenue between Windsor Mill Road and .5 mile east of Windsor Mill Road; 47% of the accidents on Gwynn Oak occur over this section;
- ° Woodlawn Drive from the Security Shopping Center access drive to Richardson Drive; 65% of the accidents on Woodlawn Drive occur over this .5 mile section of roadway;
- ° Security Boulevard between Woodlawn Drive and Whitehead Road; 38% of the accidents on Security Boulevard occur over this .25 mile section of roadway;
- ° Windsor Mill Road between Summit Road and West Park Drive; 36% of the accidents on Windsor Mill Road happen on this .5 mile segment of roadway;
- ° Two .25 mile sections of Liberty Road have the highest accident totals, from the City line to Kelox Road, and from Sedgemoor to Sussex, which includes the intersection at Essex Road; there were 51 accidents reported between the City line and Kelox and 44 between Sedgemoor and Sussex. Together these segments of roadway account for 42% of the accidents on Liberty Road.

Actions

Road Improvements. The Baltimore County Master Plan recommends the upgrading of two existing roads within the study area. The recommended upgrades are: (1) Milford Mill Road from Templecliff to Greenwood and (2) Dogwood Road from Woodlawn Drive to Rolling Road. Before the upgrades are initiated, however, detailed engineering

studies will be conducted to determine the exact nature of the recommendations for both of these projects. In addition to the Master Plan recommendations, the following improvements might reduce accidents at some of the high accident locations:

- ° Restripe and resign the eastbound lanes of Milford Mill Road between Scotts Level Branch Bridge and Silver Creek to more clearly indicate lane reductions;
- ° Resurface approaches to high accident intersections where poor roadway surface could be a causal factor in accidents, e.g. Dogwood Road at Woodlawn Drive, St. Lukes Lane at Liberty Road;
- ° Reconfigure the northeast corner of Patterson Avenue at Liberty Road to allow for better sight distance of westbound traffic along Liberty Road.
- ° Resurface Whitehead Road from Woodlawn Drive to Security Boulevard.

County/City Interface

The Woodlawn/Liberty Community Plan boundary is adjacent to the northwest boundary of Baltimore City. The residents of the plan area in the county share some of the same problems and concerns of the city. Since this community shares a common boundary with the city, sometimes there are discrepancies as to who is responsible for the maintenance of open space and streets.

Actions

1. **City/county meetings.** The Office of Planning and Zoning should establish joint meetings with Baltimore City Planning Department. The meetings should be attended by citizens and elected representatives from both Baltimore County and Baltimore City. The purpose of these meetings would be to discuss common concerns that are shared by residents of both jurisdictions.